

Fill in this information to identify the case:

Debtor 1 Jose Martin Ybarra

Debtor 2 _____

(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Texas (State)

Case number 19-34302

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See bankruptcy rule 3002.1

Name of creditor: US Bank Trust National Association as Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 4-1

Last four digits of any number you use to identify the debtor's account: 0879

Date of payment change: July 1, 2022
Must be at least 21 days after date of this notice

New total payment: \$1,002.58
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable non-bankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$495.88

New escrow payment: \$530.11

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable non-bankruptcy law. If a notice is not attached, explain why: _____

Current Interest Rate:

New interest rate:

Current principal and interest payment:

New principal and interest payment:

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect)

Reason for change:

Current mortgage payment:

New mortgage payment:

Debtor 1 Jose Martin Ybarra

Case Number (if known) 19-34302

First Name

Middle Name

Last Name

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Chase Berger Date 05/31/2022
Signature

Print: Chase Berger Title Bankruptcy Attorney
First name Middle Name Last name

Company GHIDOTTI | BERGER LLP

Address 1920 Old Tustin Avenue
Number Street

Santa Ana, CA 92705
City State Zip Code

Contact phone (949) 427-2010 Email: bknotifications@ghidottiberger.com

**SERVICING CORPORATION**323 FIFTH STREET
EUREKA CA 95501

(800) 603-0836

Para Español, Ext. 2660, 2643 o 2772

8:00 a.m. - 5:00 p.m. Pacific Time

Main Office NMLS #5985

Branch Office NMLS #9785

JOSE M YBARRA
204 LINWOOD ST
HOUSTON TX 77011

Analysis Date: May 05, 2022

Final

Property Address: 204 LINWOOD STREET HOUSTON, TX 77011

Loan:

**Annual Escrow Account Disclosure Statement
Account History**

This is a statement of actual activity in your escrow account from June 2021 to June 2022. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Jul 01, 2022:
Principal & Interest Pmt:	472.47	472.47
Escrow Payment:	495.88	530.11
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$968.35	\$1,002.58

Escrow Balance Calculation	
Due Date:	Apr 01, 2022
Escrow Balance:	36.88
Anticipated Pmts to Escrow:	1,487.64
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	\$1,524.52

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	1,487.65	(10,118.96)
Jun 2021	495.88	578.63		*		1,983.53	(9,540.33)
Jul 2021	495.88	578.63		*		2,479.41	(8,961.70)
Aug 2021	495.88	578.63		*		2,975.29	(8,383.07)
Sep 2021	495.88	1,074.51		*		3,471.17	(7,308.56)
Oct 2021	495.88	578.63		*		3,967.05	(6,729.93)
Nov 2021	495.88	578.63		*		4,462.93	(6,151.30)
Dec 2021	495.88	936.70	3,709.89	3,498.85	* County Tax	1,248.92	(8,713.45)
Dec 2021					Utilities Tax	1,248.92	(8,713.45)
Jan 2022	495.88	468.35		*		1,744.80	(8,245.10)
Feb 2022	495.88			*		2,240.68	(8,245.10)
Mar 2022	495.88	468.35		*		2,736.56	(7,776.75)
Mar 2022				2,607.12	* Homeowners Policy	2,736.56	(10,383.87)
Apr 2022	495.88	468.35	2,240.68		* Homeowners Policy	991.76	(9,915.52)
Apr 2022		9,456.52			* Escrow Only Payment	991.76	(459.00)
May 2022	495.88	495.88				1,487.64	36.88
					Anticipated Transactions	1,487.64	36.88
May 2022		991.76					1,028.64
Jun 2022		495.88					1,524.52
	\$5,950.56	\$17,749.45	\$5,950.57	\$6,105.97			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 5,950.57. Under Federal law, your lowest monthly balance should not have exceeded 991.76 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: May 05, 2022

Borrower: JOSE M YBARRA

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	1,524.52	2,035.33
Jul 2022	508.83			2,033.35	2,544.16
Aug 2022	508.83			2,542.18	3,052.99
Sep 2022	508.83			3,051.01	3,561.82
Oct 2022	508.83			3,559.84	4,070.65
Nov 2022	508.83			4,068.67	4,579.48
Dec 2022	508.83	3,498.85	County Tax	1,078.65	1,589.46
Dec 2022			Utilities Tax	1,078.65	1,589.46
Jan 2023	508.83			1,587.48	2,098.29
Feb 2023	508.83			2,096.31	2,607.12
Mar 2023	508.83			2,605.14	3,115.95
Apr 2023	508.83	2,607.12	Homeowners Policy	506.85	1,017.66
May 2023	508.83			1,015.68	1,526.49
Jun 2023	508.83			1,524.51	2,035.32
	<u>\$6,105.96</u>	<u>\$6,105.97</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 1,017.66. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 1,017.66 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 1,524.52. Your starting balance (escrow balance required) according to this analysis should be \$2,035.33. This means you have a shortage of 510.81. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 6,105.97. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

Analysis Date: May 05, 2022

Borrower: JOSE M YBARRA

Loan:

New Escrow Payment Calculation

Unadjusted Escrow Payment	508.83
Surplus Amount:	0.00
Shortage Amount:	21.28
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$530.11</u>

Paying the shortage: If your shortage is paid in full, your new monthly payment will be \$981.30 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

CERTIFICATE OF SERVICE

On May 31, 2022, I served the foregoing documents described as Notice of mortgage payment change on the following individuals by electronic means through the Court's ECF program:

COUNSEL FOR DEBTOR

Christopher Todd Morrison

attyctm2100@yahoo.com

Trustee

William E. Heitkamp

heitkamp@ch13hou.com

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Maben May

Maben May

On May 31, 2022, I served the foregoing documents described as Notice of mortgage payment change on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

Debtor

Jose Martin Ybarra

204 Linwood St.

Houston, TX 77011

U.S. Trustee

US Trustee

Office of the US Trustee

515 Rusk Ave

Ste 3516

Houston, TX 77002

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Maben May

Maben May